PROJECT ADDRESS:
675 BENVENUE AVE., LOS ALTOS, CA, 94024
OWNERS:
675 BENVENUE AVE., LOS ALTOS, CA, 94024

GENERAL INFORMATION

BUILDING TYPE:
SINGLE FAMILY DETACHED
ZONING: R1-10
APN# 189-38-013
OCCUPANCY: R3/U
CONSTRUCTION TYPE: V/B
FIRE SPRINKLER SYSTEM: YES, DEFERRED SUBMITTAL

PROJECT DESCRIPTION

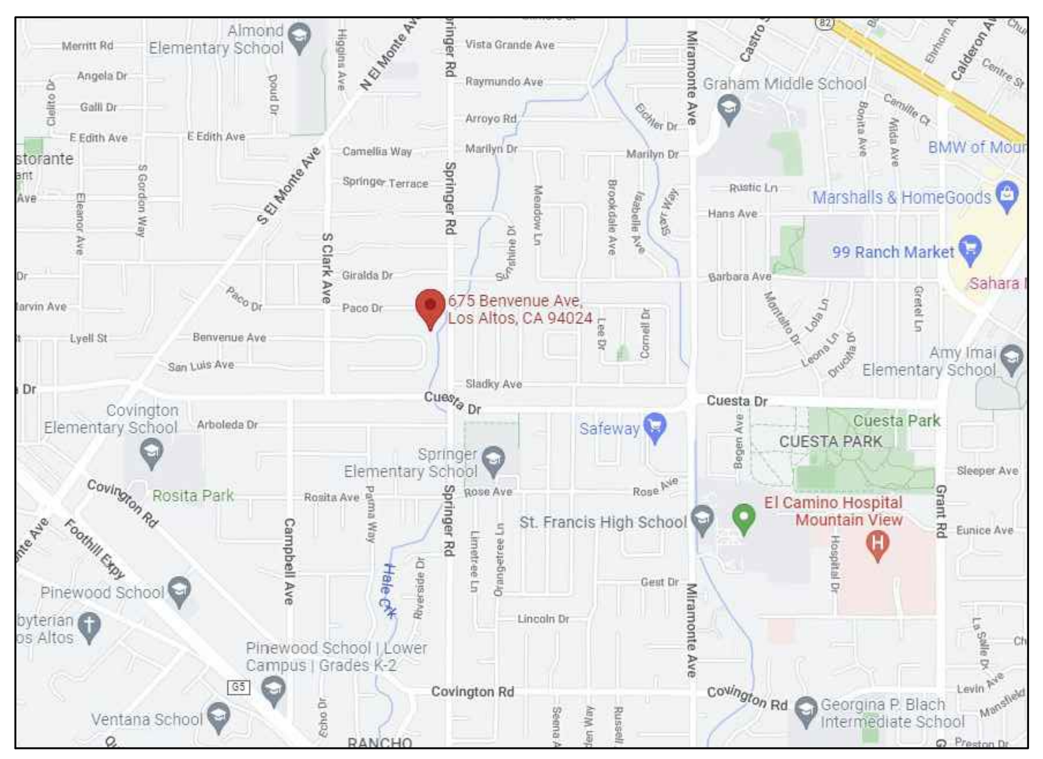
1698 SQ.FT. ADDITION TO EXISTING 2 STORY HOUSE INCLUDING:
REMODEL EXISTING 1ST FLOOR TO CREATE:
3 BEDROOMS, OFFICE, GYM AND 5 AND 1/2 BATHS.
RELOCATE KITCHEN.
REMODEL (E) 2ND FLOOR
NEW HVAC AND WH
REMOVE PORTION OF THE STORAGE ATTACHED TO (E) GARAGE
NO CHANGES PROPOSED TO DETACHED ADU

SHEET INDEX

FIRE SPRINKLER NOTES

FIRE SPRINKLERS REQUIRED TO BE INSTALLED IN BOTH THE SINGLE FAMILY HOME AND THE SECONDARY DWELLING UNIT. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWINGS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO -FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,6.. SQUARE FEET.
EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA.
NOTE: THE OWNER (S) , OCCUPANT(S) AND ANY CONTRACTOR(S) SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATION, A COMPLETE PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LGTC

VICINITY MAP



PROJECT DATA

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	4704 square feet (19.2 %)	5804 square feet (23.7 %)	7345.2 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	5284 square feet (21.6 %)	6384 square feet (26 %)	5198 square feet (21.2 %)
SETBACKS:			
Front	51.1 feet	25 feet	25 feet
Rear	62.1 feet	62.1 feet	25 feet
Right side (1st/2nd)	17.5 feet/16.2feet	12.9 feet/16.2 feet	10 feet/0 feet
Left side (1st/2nd)	47.5 feet/83.7 feet	42.5 feet/83.7feet	10 feet/0 feet
HEIGHT:	21'1" feet	21'1" feet	20 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	4093 square feet	1698 square feet	5791 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	1191 square feet	598 square feet	593 square feet

LOT CALCULATIONS

NET LOT AREA:	24,484 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	593 square feet (16 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 8614 sq ft Existing softscape (undisturbed) area: 15870 sq ft New softscape (new or replaced landscaping) area: 0 sq ft *Sum of all three should equal the site's net lot area*

CODES AND RESTRICTIONS

THE CONSTRUCTION SHOULD BE IN STRICT ACCORDANCE WITH THE FOLLOWING:

- 2019 CBC, 2019 CPC, 2019 CEC, 2019 CMC, 2019 CFC, 2019 CRC, 2019 NEC STANDARDS
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALGREEN CODE
- ALL APPLICABLE CODES AND REGULATIONS OF LOS ALTOS CITY AND THE STATE OF CALIFORNIA

DESIGN PROFESSIONALS

ARCHITECT:
UTAPIA DESIGN & CONSTRUCTION
WWW.UTAPIADC.NET
PHONE: (408) 717-2373
(408) 329-3296

TOPOGRAPHIC SURVEY

Land Surveying PLS 8523
Ag Irrigation Consulting CID1785
Mobile (209)606-7340
kevin@thebronsonco.com

REVISIONS

RESIDENTIAL ADDITION

675 BENVENUE AVE, LOS ALTOS, CA

DESIGNER:
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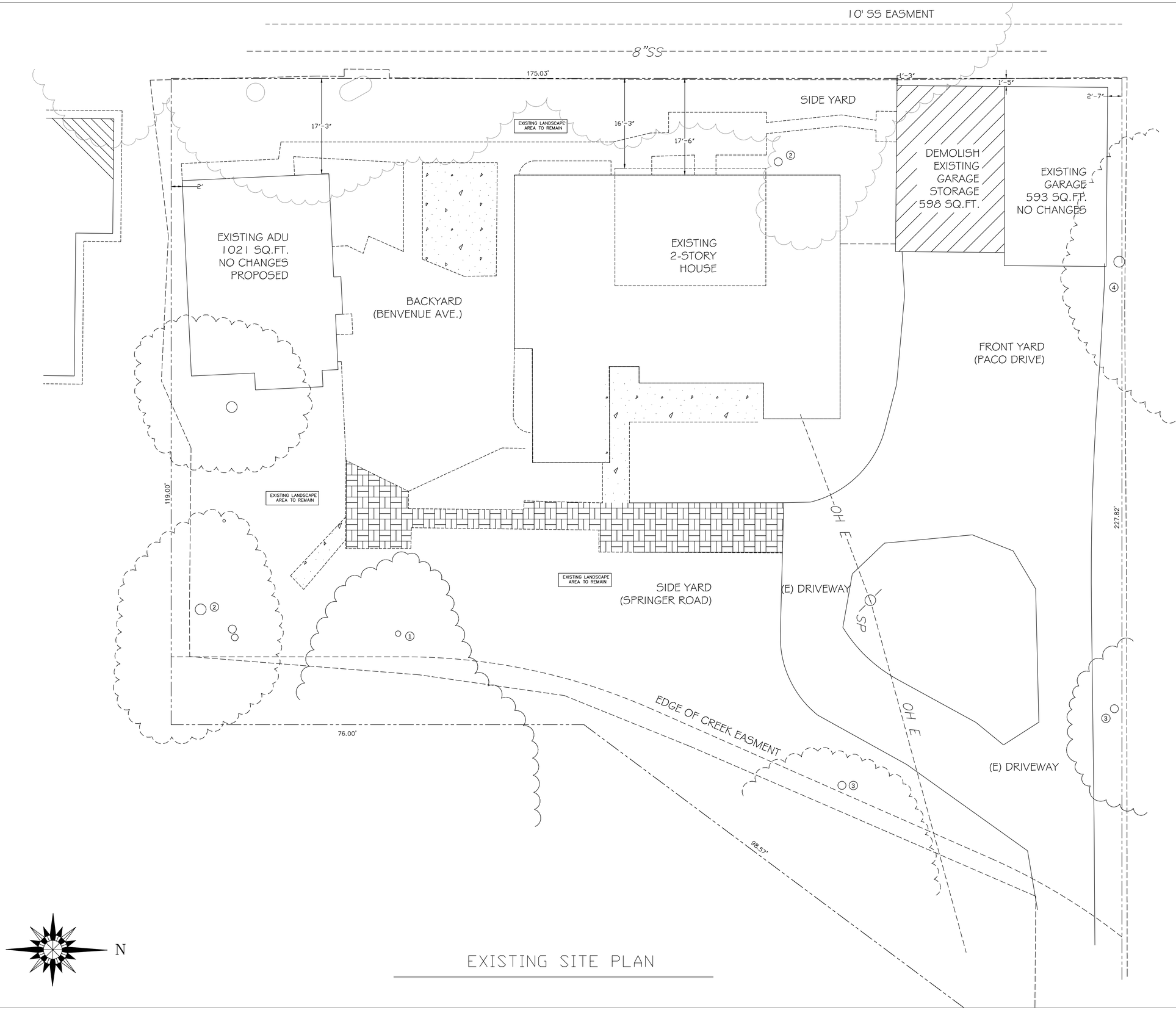
408-717-2373 408-329-3296

DATE 4/11/2022
SCALE

SHEET
A1



EXISTING SITE PLAN

REVISIONS

RESIDENTIAL ADDITION

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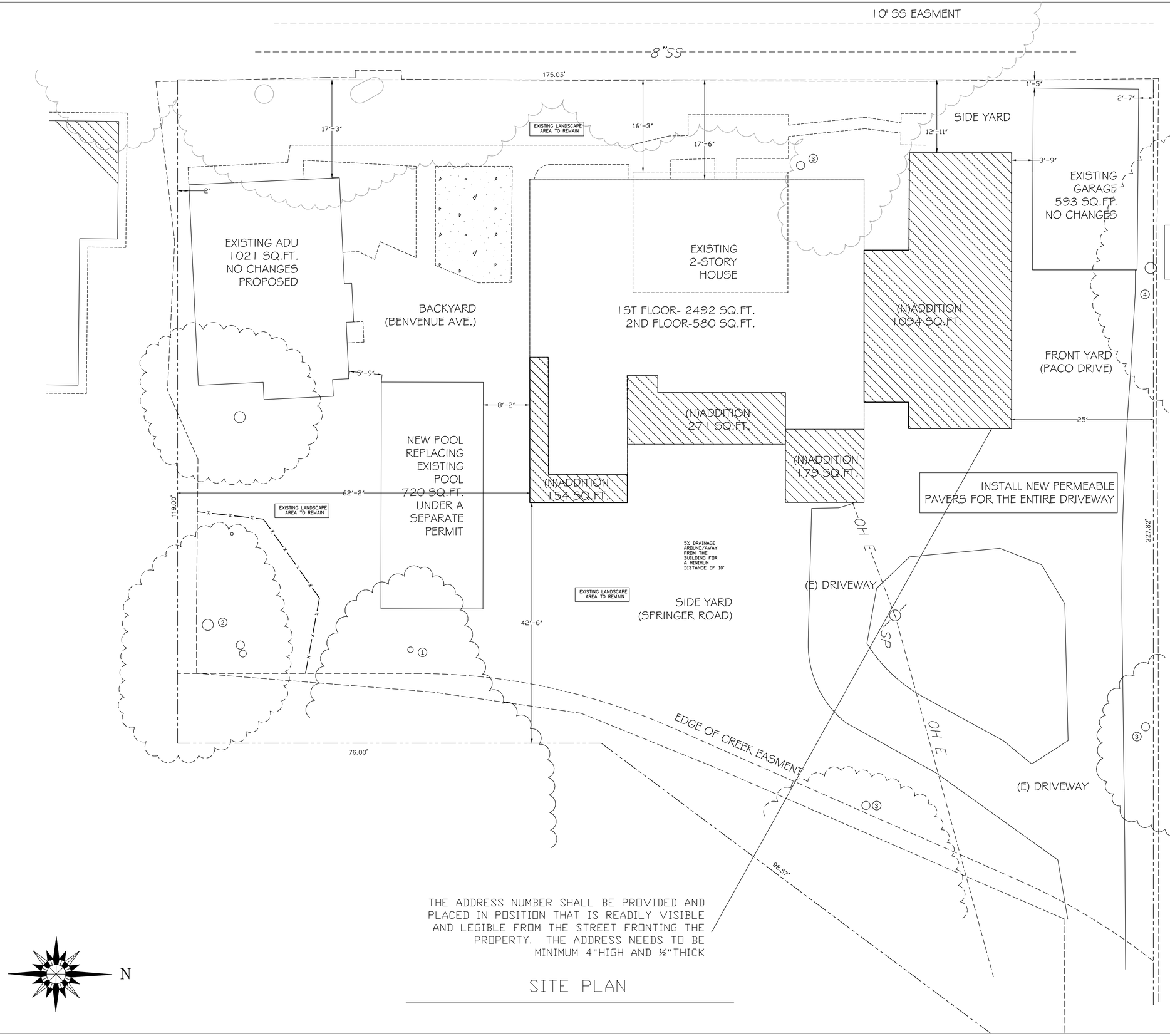
Utopia
DESIGN & CONSTRUCTION
License Number 1045524
www.utopiadc.net
408-717-2373 408-329-3296

DATE 04/11/2022

SCALE 1/8"=1'-0"

SHEET **A2.1**



SITE PLAN

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM.
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6MIL PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR/OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

TREE SCHEDULE:
1- 1.5' REDWOOD TO REMAIN
2- 1' OLIVE TO REMAIN
3- 1.5' DEC. TO REMAIN
4- 2' DEC. TO REMAIN

—x——x— TREE PROTECTION:

NOTES PER SECTION 11.08.120 OF THE MUNICIPAL CODE:

1. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE.
2. THE FENCE SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND.
3. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. NO SIGNS, WIRES, OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
4. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS

SEWER LINE NOTES:

A. PROVIDE AN ATMOSPHERIC AND LISTED ACCESSIBLE BACK FLOW WATER VALVE INSTALLED FOR ALL NEW, REPAIRED, REPLACED OR ALTERED BUILDING SEWERS.
B. BUILDING SEWER SHALL HAVE AN ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACKWATER VALVE OUTSIDE THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION.
C. VIF OR PROVIDE CLEANOUT BETWEEN 2' AND 5' BEHIND PROPERTY LINE.
D. VIF OR INSTALL STATE ARCHITECT CERTIFIED EARTHQUAKE-ACTUATED GAS SHUT-OFF VALVES AT NEW GAS METER IF APPLICABLE

REVISIONS

RESIDENTIAL ADDITION

675 BENVENUE AVE, LOS ALTOS, CA

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408-717-2373 408-329-3296

DATE 04/11/2022

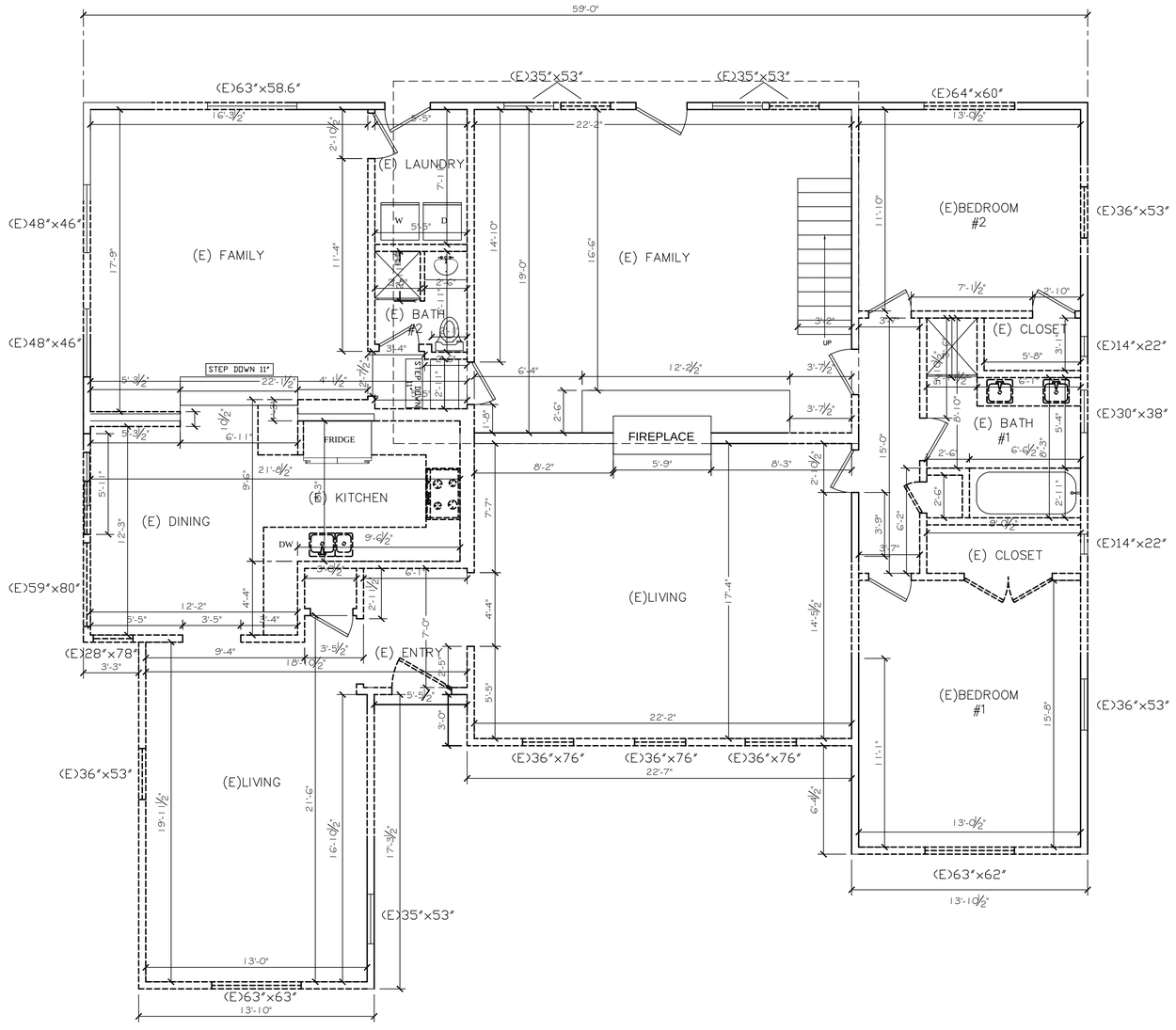
SCALE 1/8"=1'-0"

SHEET **A2.2**

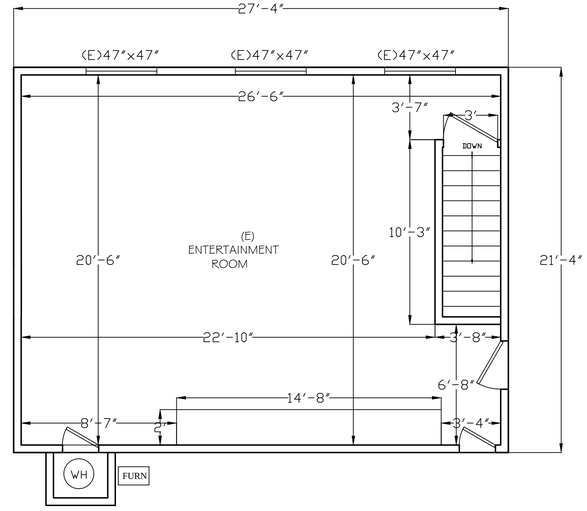
WALL LEGEND

⊂⊃ WALLS TO BE REMOVED

▭ EXISTING WALLS TO REMAIN



EXISTING 1ST. FLOOR PLAN



EXISTING 2ND. FLOOR PLAN

N

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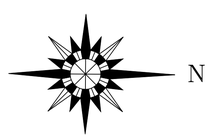
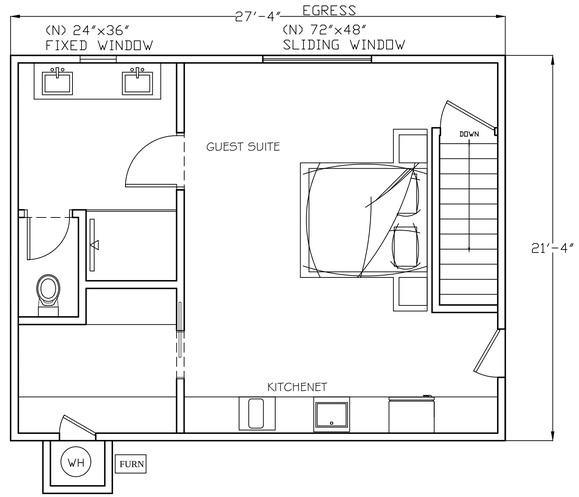
DATE 10/01/2021

SCALE 1/4"=1'-0"

SHEET **A3.1**

PROPOSED 1ST. FLOOR PLAN





PROPOSED 2ND. FLOOR PLAN

NOTES:

0-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND HE/SHE SHALL PROVIDE REQUIRED BRACING AND TEMPORARY SUPPORT, ETC.

1-WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE THAT IS AT LEAST 30" WIDE (15" MIN TO CENTER) WITH 24" CLEAR IN FRONT.

2-SHOWERS AND TUB WALLS TO BE FINISHED WITH CEMENT PLASTER, TILE OR APPROVED EQUAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET.

3-SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

4-W.R. GYP. BD. IS NOT PERMITTED AS BACKING AT SHOWER AND TUB/SHOWER WALLS. 'DUROCK' OR OTHER APPROVED CEMENTITIOUS BACKER BOARD SHOULD BE USED INSTEAD.

5-EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN EVERY SLEEPING ROOM AND SHALL OPEN DIRECTLY INTO A PUBLIC WAY; OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. MINIMUM OPENING IS 24" IN HEIGHT AND 20" IN WIDTH WITH A NET CLEAR OPENING OF 5.7 SQ.FT. DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE OPENING SHALL NOT BE OVER 44" ABOVE THE FINISHED FLOOR PER CRC R310

6-WATER CLOSET SHOULD HAVE 1.28 GAL/FLUSH MAX. CAPACITY.

7-ADDRESS NUMBER ON THE BUILDING SHOULD BE CLEARLY VISIBLE FROM ADJACENT STREET OR ROAD CRC SECTION R319.1

8-ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED PER R308.4.8

11-TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS INTO THE BUILDING. CMC 502.2.1

MAX. FLOW RATES:

- WATER CLOSET - 1.28 GPM
- SHOWER HEADS - 1.8 GPM AT 80 PSI
- KITCHEN FAUCETS - 1.8GPM AT 60 PSI
- LAVATORY FAUCETS - 1.2 GPM AT 60 PSI & MIN 0.8 GPM AT 20 PSI

WALL LEGEND

- WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS

REVISIONS

RESIDENTIAL ADDITION

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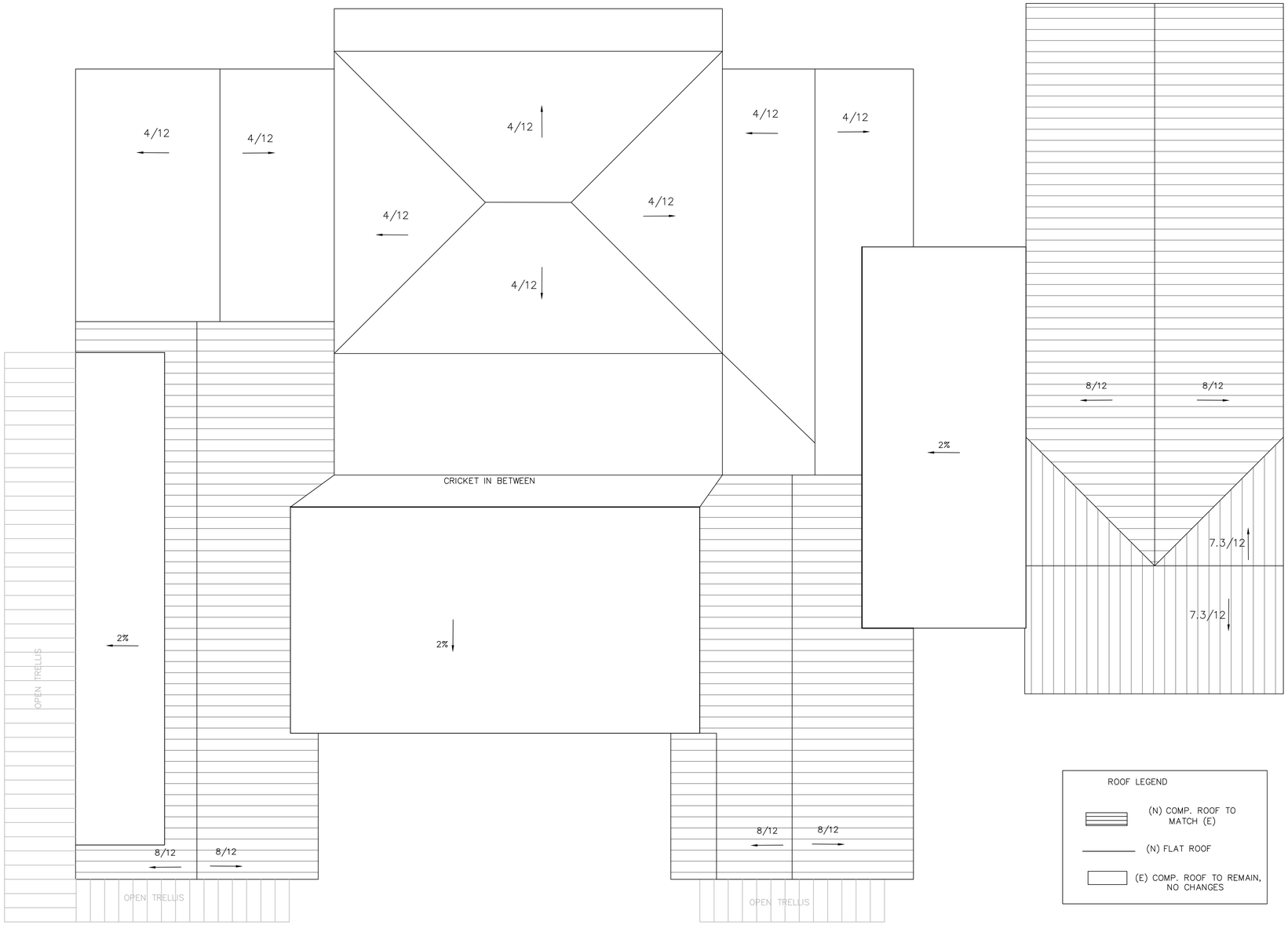
DATE 04/11/2022

SCALE 1/4"=1'-0"

SHEET **A3.2**



N

PROPOSED ROOF PLAN

REVISIONS

RESIDENTIAL ADDITION

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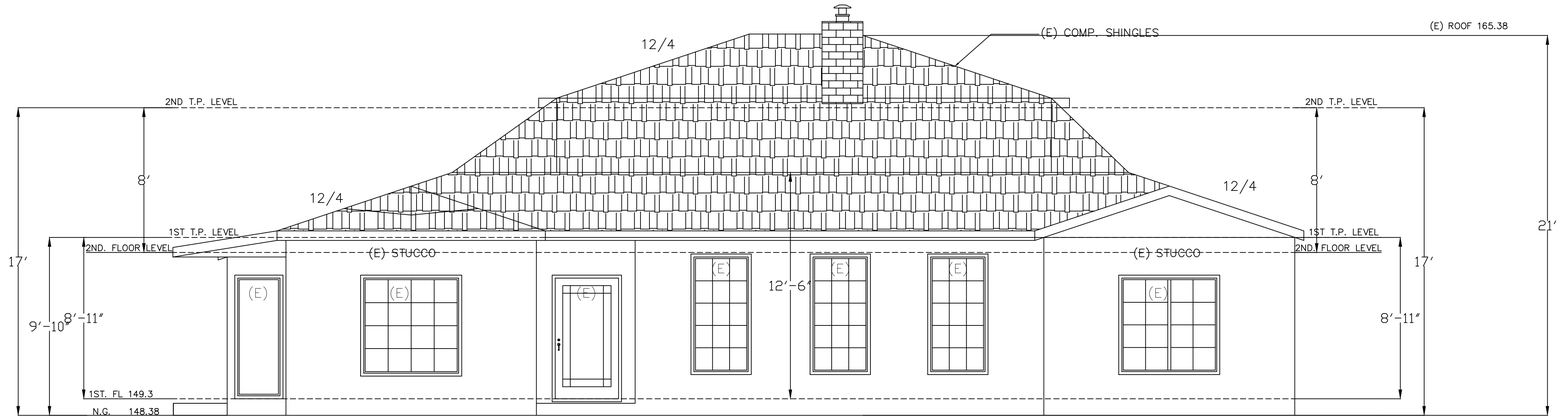
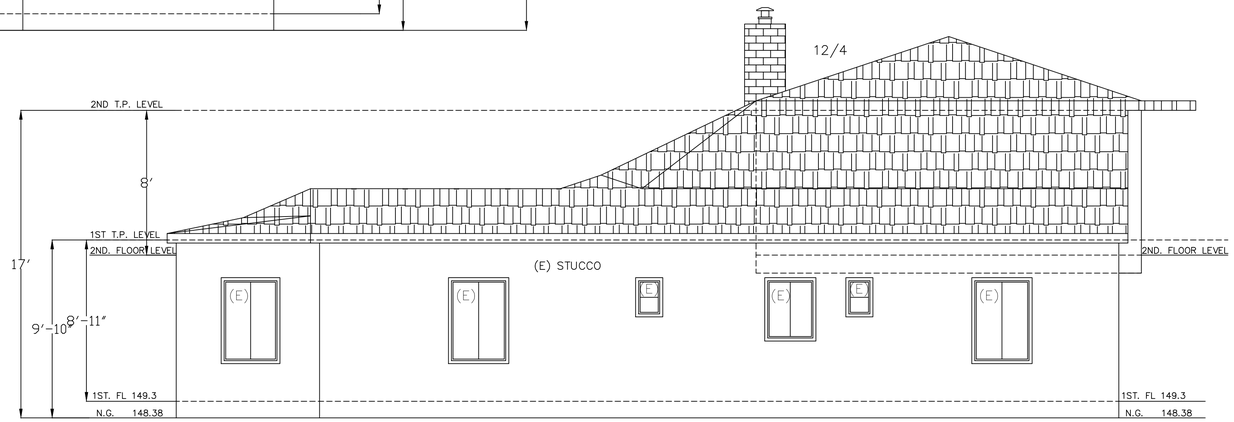
DATE 04/11/2022

SCALE 1/4"=1'-0"

SHEET **A3.3**



EXISTING FRONT ELEVATION



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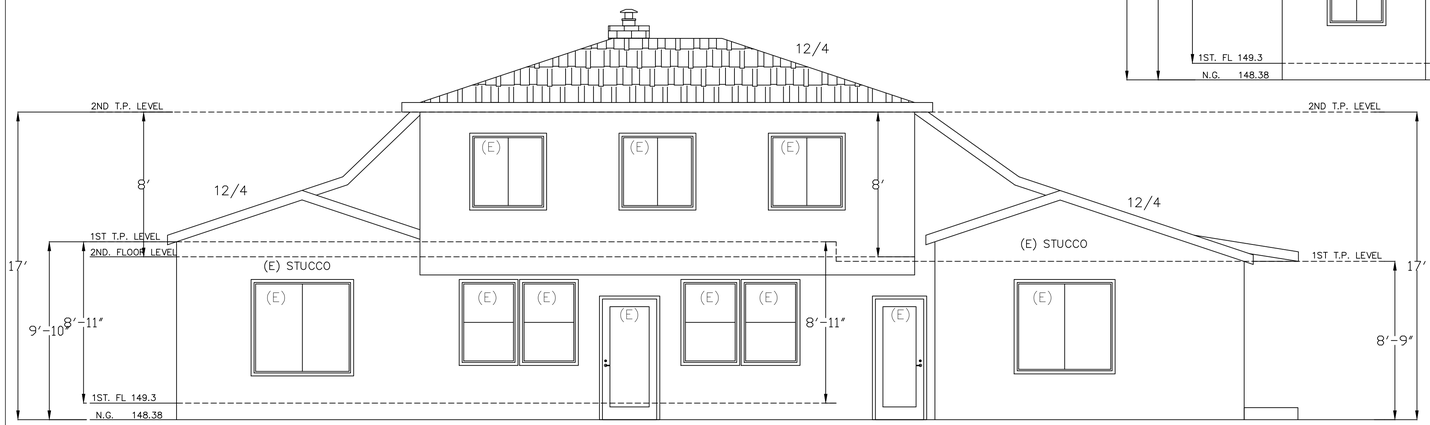

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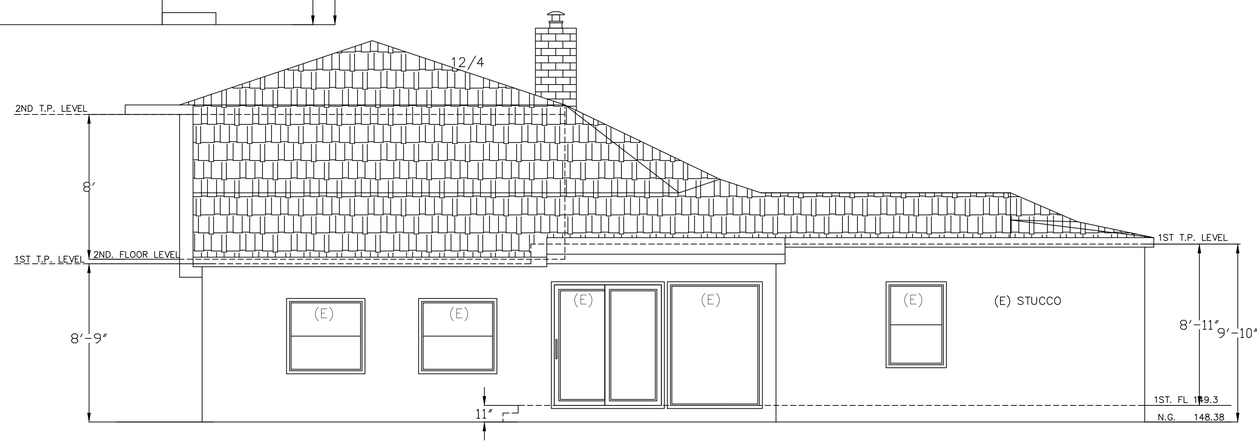

EXISTING LEFT ELEVATION

REVISIONS

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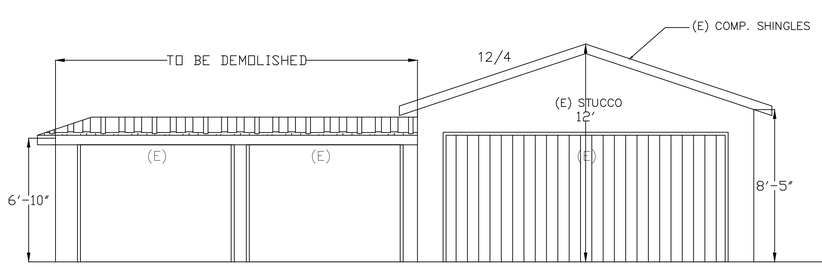
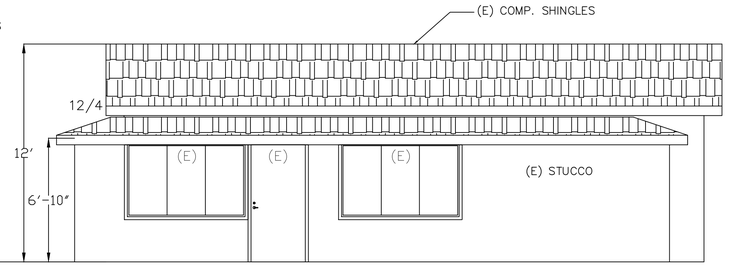
DATE 10/04/2021

SCALE 1/4"=1'-0"

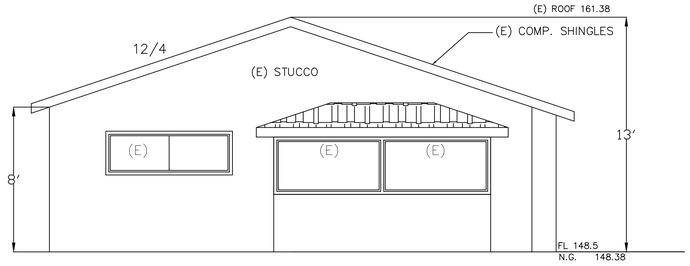
SHEET **A4.1**



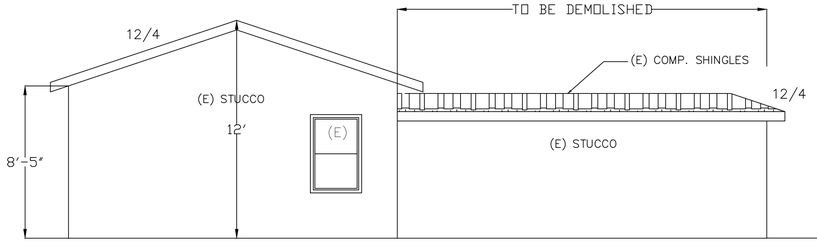
GARAGE FRONT ELEVATION



GARAGE LEFT ELEVATION



ADU FRONT ELEVATION
NO CHANGES PROPOSED



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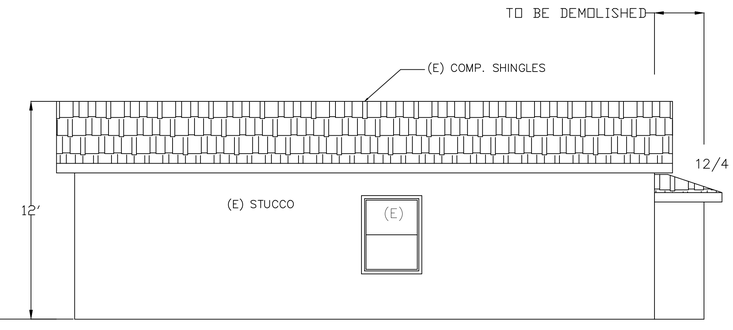

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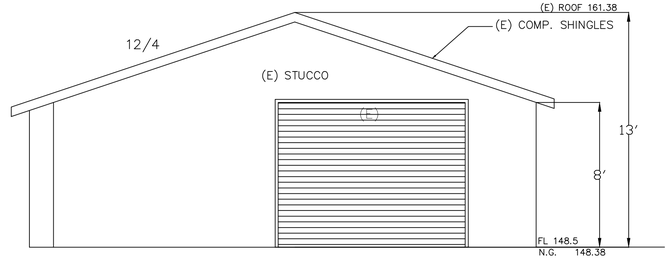
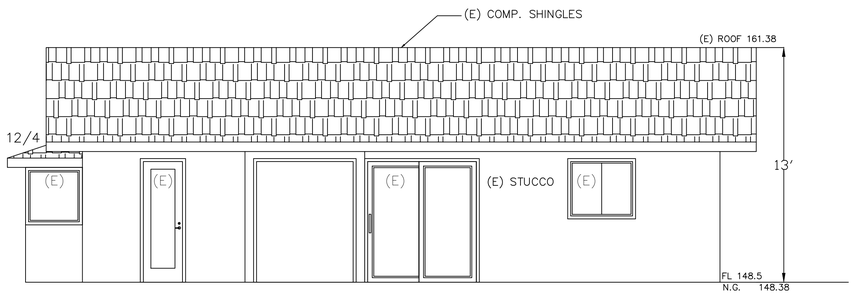
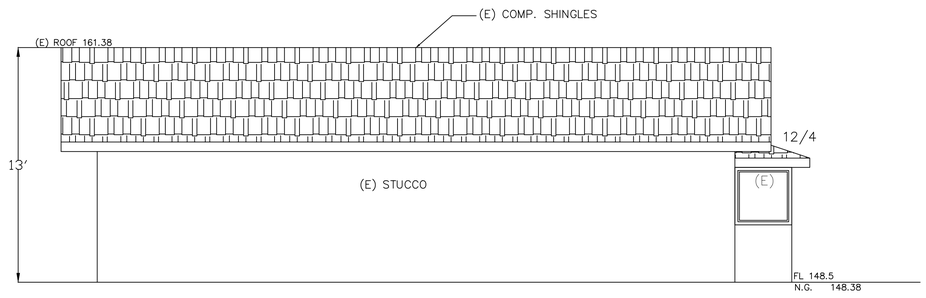


ADU REAR ELEVATION
NO CHANGES PROPOSED



ADU RIGHT ELEVATION
NO CHANGES PROPOSED



ADU LEFT ELEVATION
NO CHANGES PROPOSED

REVISIONS

RESIDENTIAL ADDITION

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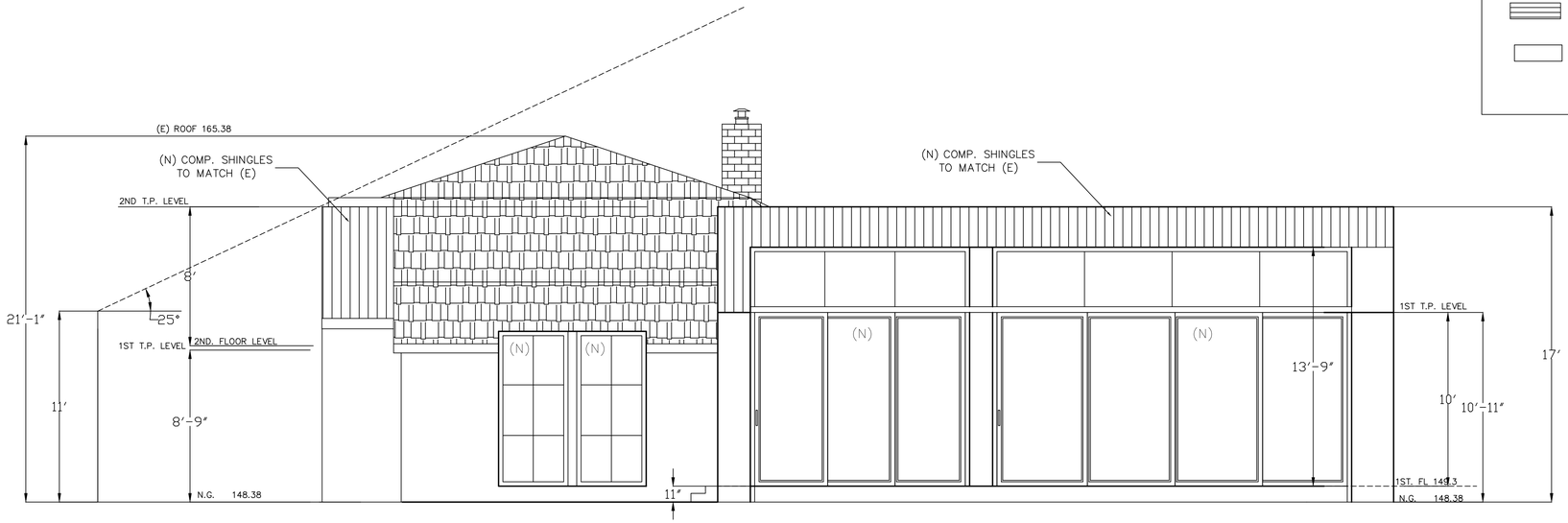
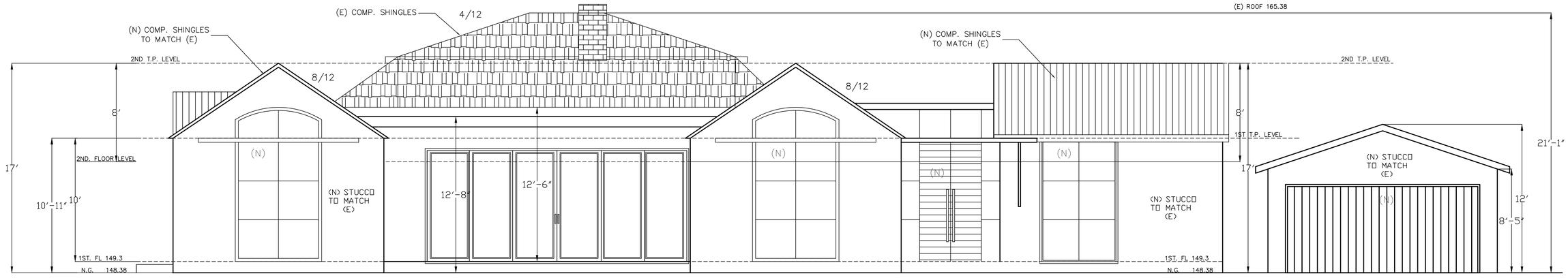
DATE 10/04/2021

SCALE 1/4"=1'-0"

SHEET **A4.2**



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION

REVISIONS

RESIDENTIAL ADDITION

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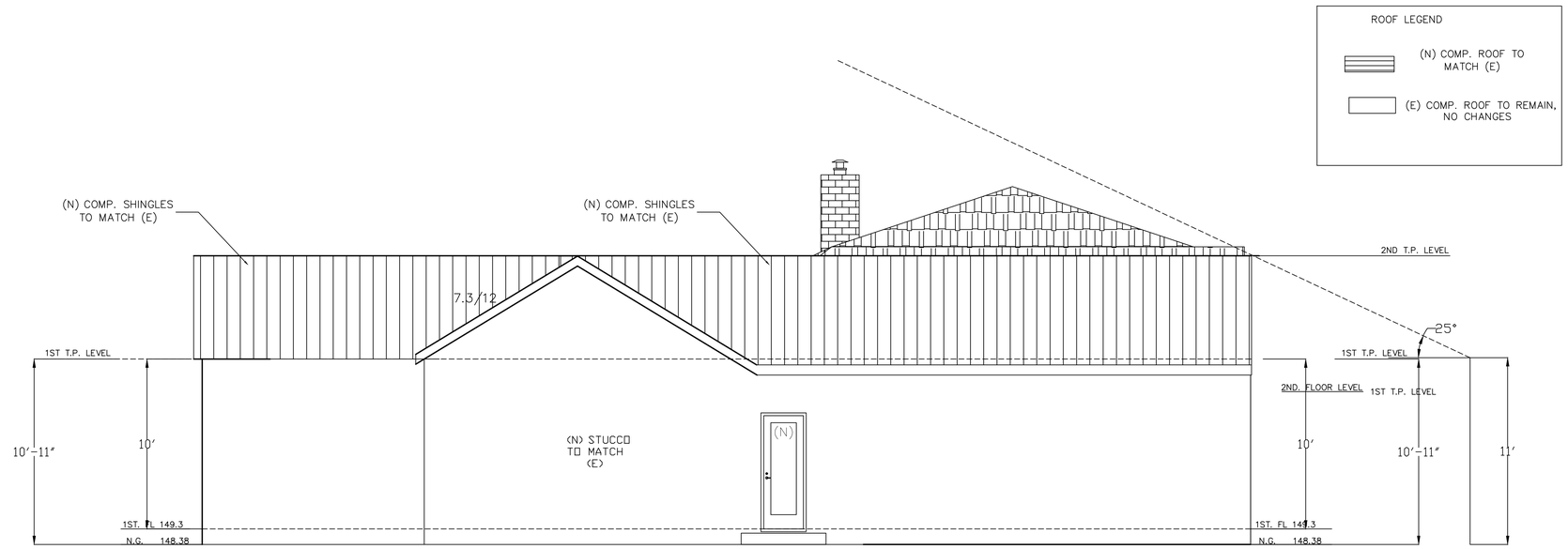
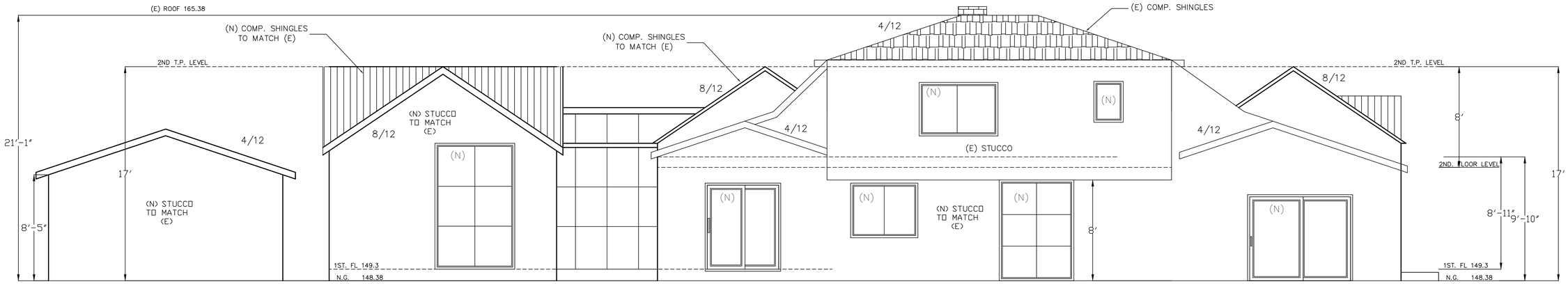
DATE 04/11/2022

SCALE 1/4"=1'-0"

SHEET **A4.3**



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION

REVISIONS

RESIDENTIAL ADDITION

675 BENVENUE AVE, LOS ALTOS, CA

DESIGNER:
Utopia
DESIGN & CONSTRUCTION
License Number 1006554
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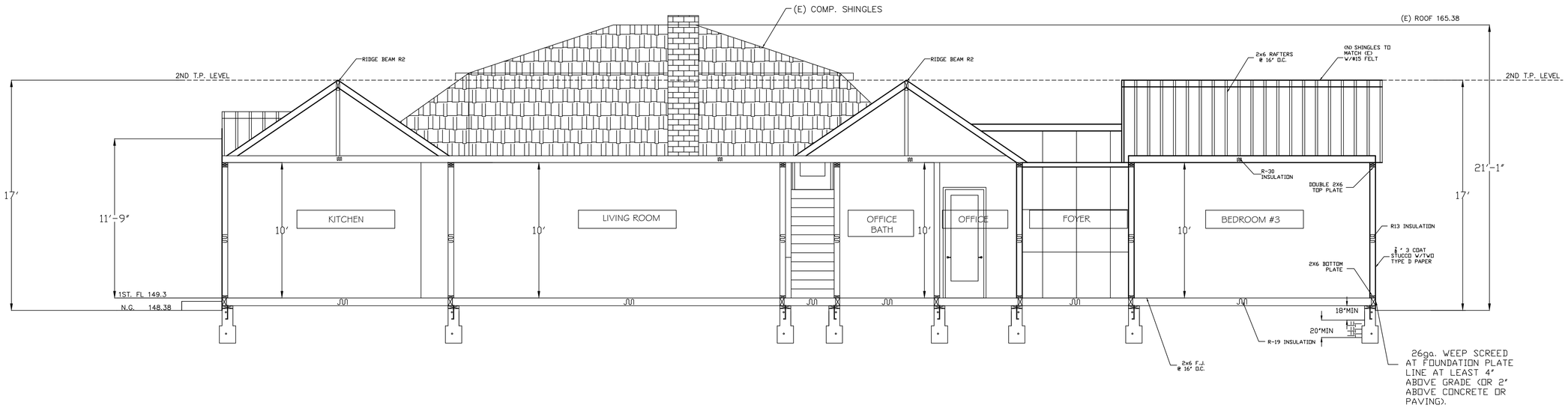
408-717-2373 408-329-3296

DATE 04/11/2022

SCALE 1/4″=1′-0″

SHEET **A4.4**



CROSS SECTION A-A

CALGREEN REQUIREMENTS:

0- RECYCLE AND/OR SALVAGE FOR REUSE A MIN OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:

a) COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR
b) A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SEC. 4.408.2; OR
c) A WASTE MANAGEMENT COMPANY, PER SEC. 4.408.3; OR
d) THE WASTE STREAM REDUCTION ALTERNATIVE, PER SEC 4.408.4

1- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

2- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

3- AEROSOL PAINTS AND CATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

4- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

5- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

6- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS CHECKED BEFORE CLOSURE.

7- PLUMBING FIXTURES AND FITTINGS REQUIRED IN SEC. 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH CPC AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

8- PLUMBING FIXTURES SHALL COMPLY WITH THE FOLOOWING

- WATER CLOSET - 1.28 GPM
- SHOWER HEADS - 1.8 GPM AT 80 PSI
- KITCHEN FAUCETS - 1.8GPM AT 60 PSI
- LAVATORY FAUCETS - 1.2 GPM AT 60 PSI & MIN 0.8 GPM AT 20 PSI

9- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

10- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED DURING CONSTRUCTION.

11- 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC-EMISSION LIMITS DEFINED BY CHPS

12-PARTTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

13- INSTALL ONLY DIRECT VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACES, OR A SEALED WOODSTOVE.

14- VAPOR RETARDERS AND CAPILLARY BRAKE IS INSTALLED IN SLAB ON GRADE FOUNDATION

15- OPERATIONAL MANUALS SHOULD BE PROVIDED TO THE OWNER OR BUILDING OCCUPANTS

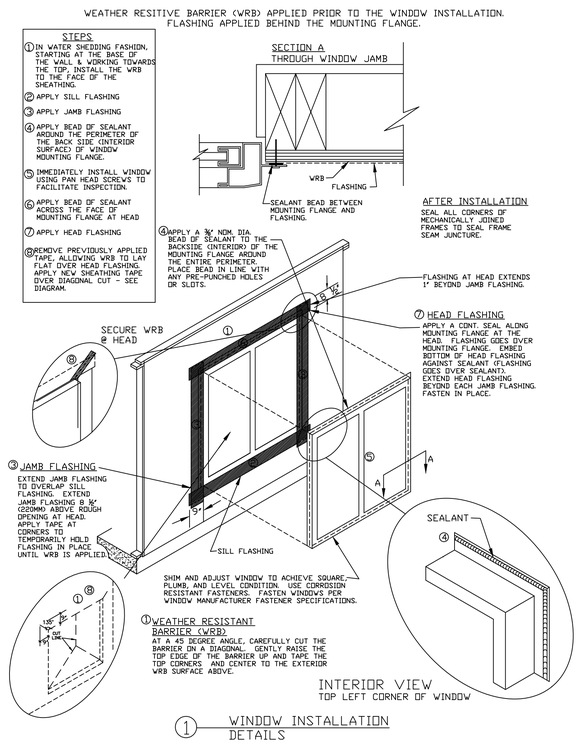
16- THE LICENSED PROFESSIONAL RESPONSIBLE TO VERIFY CALGREEN COMPLIANCE IS QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY INSPECT AND VERIFY. VERIFICATION AND SUBMITTAL OF IMPLEMENTATION FORM TO THE CITY IS REQUIRED PRIOR TO FINAL INSPECTION APPROVAL.

17. BATHROOM FAN MUST BE HIGH EFFICIENCY

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED BEHIND THE MOUNTING FLANGE.

STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY JAMB FLASHING
4. APPLY BEAD OF SEALANT AROUND THE PERIMETER OF THE BACK SIDE (INTERIOR SURFACE) OF WINDOW MOUNTING FLANGE.
5. IMMEDIATELY INSTALL WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
6. APPLY BEAD OF SEALANT ACROSS THE FACE OF MOUNTING FLANGE AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.



1 WINDOW INSTALLATION DETAILS

1 WEATHER RESISTANT BARRIER (WRB)
AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

REVISIONS

RESIDENTIAL ADDITION

675 BENVENUE AVE, LOS ALTOS, CA

DESIGNER:

Utopia
DESIGN & CONSTRUCTION
License Number 1008554
www.utopiadc.net
408-717-2373 408-329-3296

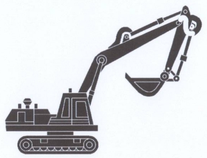
DATE 04/12/2022

SCALE 1/4"=1'-0"

SHEET **A5**

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

Spill Cleanup

- ☐ Clean up spills immediately when they happen.
- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate local spill response agencies immediately.
- ☐ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Develop and implement erosion/sediment control plans for roadway embankments.
- ☐ Schedule excavation and grading work during dry weather.
- ☐ Check for and repair leaking equipment.
- ☐ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ☐ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ☐ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ☐ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ☐ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- ☐ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ☐ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ☐ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- ☐ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ☐ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ☐ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ☐ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ☐ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

During Construction

- ☐ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ☐ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ☐ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ☐ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ☐ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ☐ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ☐ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects during dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with sandbags or other sediment controls.
- ☐ Re-vegetation is an excellent form of erosion control for any site

Landscaping/Garden Maintenance

- ☐ Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ☐ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ☐ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ☐ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ☐ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- ☐ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- ☐ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- ☐ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ☐ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Painting Cleanup

- ☐ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ☐ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ☐ Recycle or donate excess **water-based (latex) paint,** or return to supplier.
- ☐ Reuse leftover **oil-based paint**. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ☐ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, storm drains and drainage channels.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ☐ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ☐ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Schedule excavation and grading work during dry weather.
- ☐ Perform major equipment repairs away from the job site.
- ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ☐ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site *and* slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

1. Check for Toxic Pollutants

- ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ☐ If contamination is suspected, have the water tested by a certified laboratory.
- ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

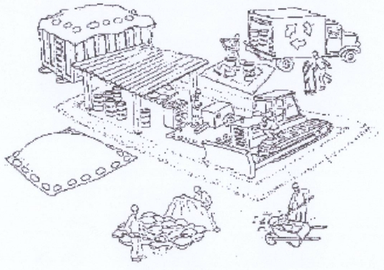
2. Check for Sediment Levels

- ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

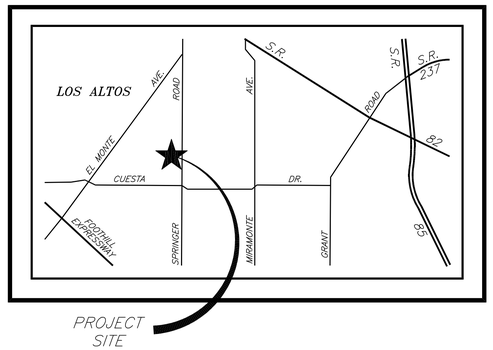


Santa Clara Urban Runoff Pollution Prevention Program

DESIGNED BY: LARRY LIND	APPROVED BY: CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER 48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS	DRAWING NO:

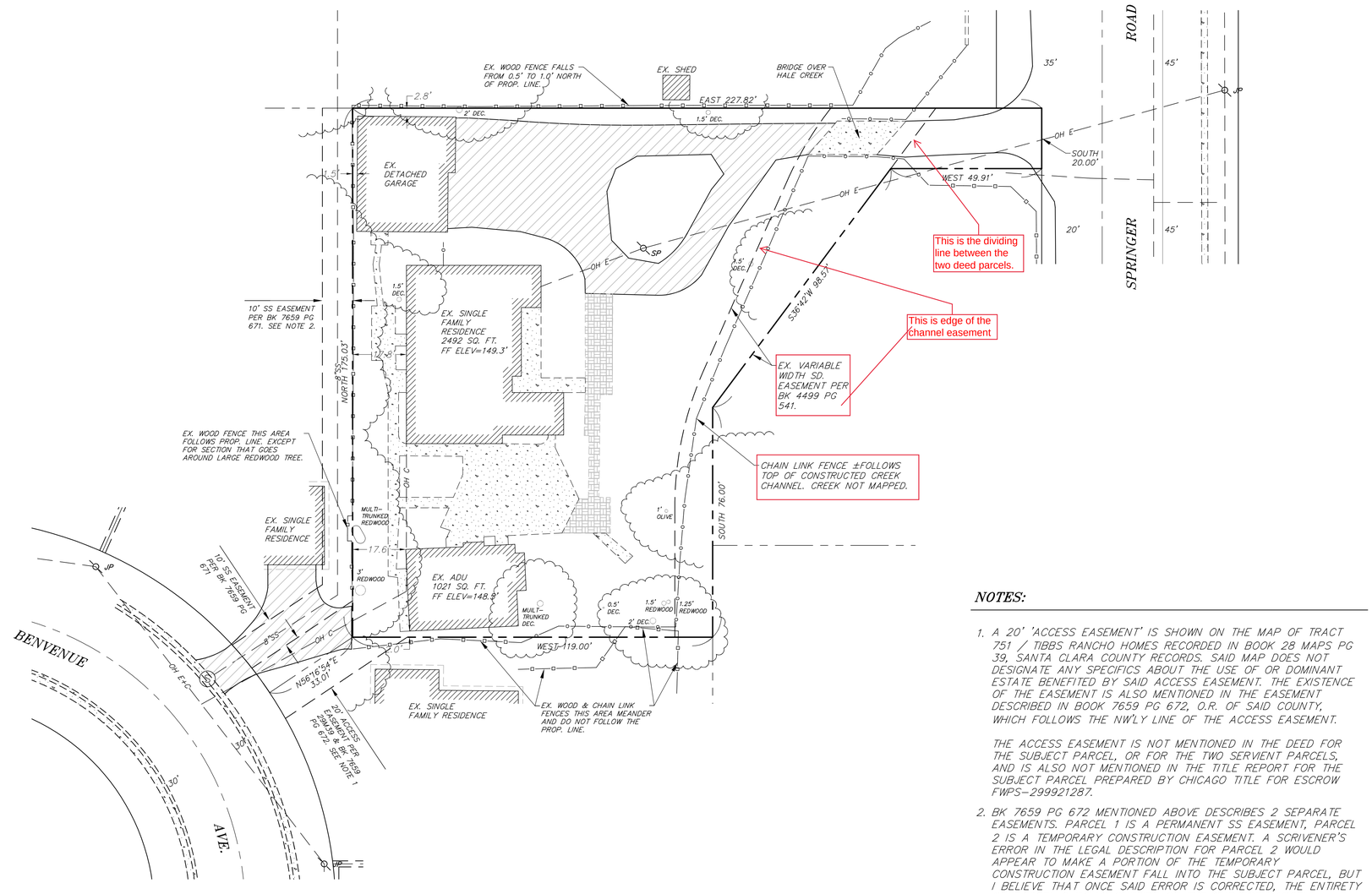
VICINITY MAP

N.T.S.



TOPOGRAPHIC & BOUNDARY SURVEY OF

675 BENVENUE AVE.
LOS ALTOS, CA 94024
APN 189-38-013



20 0 10 20 40

SCALE : 1"=20'

LEGEND:

- ASPHALT
- CONCRETE
- PAVING BRICK
- CURB AND GUTTER
- -6"SS- SANITARY SEWER LINE
- (S) SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEANOUT
- -18"SD- STORM DRAIN LINE
- (D) STORM DRAIN MANHOLE
- -E- ELECTRIC OVERHEAD LINE
- -C- COMMUNICATION OVERHEAD LINE
- -OH- OVERHEAD UTILITY LINE
- -W- WATER LINE
- WM WATER METER
- WV WATER VALVE
- JP JOINT POLE
- GM GAS METER
- EM ELECTRIC METER
- WOOD FENCE
- CHAIN LINK FENCE
- BENCH MARK
- FOUND MONUMENT PER REFERENCES

BENCHMARK:

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 205, A BRASS DISK ON THE MIRAMONTE AVE. BRIDGE OVER PERMANENTE CREEK, HAVING AN NAVD88 ELEVATION OF 141.40', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

BASIS OF BEARINGS:

THE BEARING OF EAST BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF BENVENUE AVE. AS SHOWN ON TRACT 751, RECORDED ON JUNE 26, 1950 IN BOOK 28 OF MAPS AT PAGE 39, SANTA CLARA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCES:

R1 BOOK 28 MAPS 39, SANTA CLARA COUNTY RECORDS
R2 BOOK 'G' MAPS 71, SANTA CLARA COUNTY RECORDS

UTILITY NOTES:

THE UTILITIES AS DRAFTED ARE AS THEY ARE BELIEVED TO EXIST BASED ON SURFACE EVIDENCE. UTILITIES MAY EXIST THAT ARE NOT INDICATED. NO SUBSURFACE INVESTIGATIONS WERE PERFORMED.

NOTES:

1. A 20' 'ACCESS EASEMENT' IS SHOWN ON THE MAP OF TRACT 751 / TIBBS RANCHO HOMES RECORDED IN BOOK 28 MAPS PG 39, SANTA CLARA COUNTY RECORDS. SAID MAP DOES NOT DESIGNATE ANY SPECIFICS ABOUT THE USE OF OR DOMINANT ESTATE BENEFITED BY SAID ACCESS EASEMENT. THE EXISTENCE OF THE EASEMENT IS ALSO MENTIONED IN THE EASEMENT DESCRIBED IN BOOK 7659 PG 672, O.R. OF SAID COUNTY, WHICH FOLLOWS THE NW'LY LINE OF THE ACCESS EASEMENT.

   THE ACCESS EASEMENT IS NOT MENTIONED IN THE DEED FOR THE SUBJECT PARCEL, OR FOR THE TWO SERVIENT PARCELS, AND IS ALSO NOT MENTIONED IN THE TITLE REPORT FOR THE SUBJECT PARCEL PREPARED BY CHICAGO TITLE FOR ESCROW FWPS-299921287.

2. BK 7659 PG 672 MENTIONED ABOVE DESCRIBES 2 SEPARATE EASEMENTS. PARCEL 1 IS A PERMANENT SS EASEMENT, PARCEL 2 IS A TEMPORARY CONSTRUCTION EASEMENT. A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION FOR PARCEL 2 WOULD APPEAR TO MAKE A PORTION OF THE TEMPORARY CONSTRUCTION EASEMENT FALL INTO THE SUBJECT PARCEL, BUT I BELIEVE THAT ONCE SAID ERROR IS CORRECTED, THE ENTIRETY OF PARCEL 2 FALLS OUTSIDE OF THE SUBJECT PARCEL.

PROFESSIONAL LAND SURVEYOR
KEVIN B. BRONSON
LIC. NO. 8523
Exp.12/31/22
STATE OF CALIFORNIA

SURVEY PREPARED FOR
JONAS STOECKER
AUGUST 30, 2021

THE BRONSON COMPANY
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TOPOGRAPHIC SURVEY OF
675 BENVENUE AVE.
CITY OF LOS ALTOS,
COUNTY OF SANTA CLARA,
STATE OF CALIFORNIA

NO.	REVISION	DATE

PROJECT MANAGER: Kevin Bronson
DRAWN BY: KB
CHECKED BY:
DATE: AUGUST 2021
CAD FILE:
JOB NUMBER: 4475
SHEET: S1 OF 1